

10-74) VLR-6/15/76 NRHP-11/7/76

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVES

DATE ENTERED

NOV 7 1976

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

## 1 NAME

HISTORIC

Casper Coiner House

AND/OR COMMON

Coiner-Quesenbery House (Preferred)

## 2 LOCATION

STREET &amp; NUMBER

332 West Main Street

NOT FOR PUBLICATION

CITY, TOWN

Waynesboro

VICINITY OF

CONGRESSIONAL DISTRICT  
Sixth (M. Caldwell Butler)

STATE

Virginia

CODE

51

COUNTY

(in city)

CODE

820

## 3 CLASSIFICATION

## CATEGORY

DISTRICT

X BUILDING(S)

STRUCTURE

SITE

OBJECT

## OWNERSHIP

PUBLIC

X PRIVATE

BOTH

## PUBLIC ACQUISITION

IN PROCESS

BEING CONSIDERED

## STATUS

X OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

## ACCESSIBLE

X YES: RESTRICTED

YES UNRESTRICTED

NO

## PRESENT USE

AGRICULTURE

X COMMERCIAL

EDUCATIONAL

ENTERTAINMENT

GOVERNMENT

INDUSTRIAL

MILITARY

MUSEUM

PARK

PRIVATE RESIDENCE

RELIGIOUS

SCIENTIFIC

TRANSPORTATION

OTHER

## 4 OWNER OF PROPERTY

(2) - (See continuation sheet #1)

NAME

(1) Mrs. W. D. Quesenbery

STREET &amp; NUMBER

Wayne Avenue

CITY, TOWN

Waynesboro

VICINITY OF

STATE

Virginia 22980

## 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE

REGISTRY OF DEEDS, ETC.

Augusta County Courthouse

STREET &amp; NUMBER

CITY, TOWN

Staunton

STATE

Virginia

## 6 REPRESENTATION IN EXISTING SURVEYS (2) - (See continuation sheet #1)

TITLE

(1) Historic American Buildings Survey Inventory

DATE

1969

X FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Library of Congress

CITY, TOWN

Washington

STATE

D. C.

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CONTINUATION SHEET #1 ITEM NUMBER 4, 6 PAGE 1

4. OWNER OF PROPERTY

- (2) Mr. William Quesenbery  
Swarthmore College  
Swarthmore, Pennsylvania 19081

6. REPRESENTATION IN EXISTING SURVEYS

- (2) Virginia Historic Landmarks Survey  
1969, 1971, 1972, 1975 State  
Virginia Historic Landmarks Commission  
221 Governor Street  
Richmond, Virginia 23219

## 7 DESCRIPTION

### CONDITION

\_\_\_EXCELLENT  
☒GOOD  
\_\_\_FAIR

\_\_\_DETERIORATED  
\_\_\_RUINS  
\_\_\_UNEXPOSED

### CHECK ONE

\_\_\_UNALTERED  
☒ALTERED

### CHECK ONE

☒ORIGINAL SITE  
\_\_\_MOVED DATE \_\_\_\_\_

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The original portion of the Coiner-Quesenbery House is a brick, two-story, three-bay structure measuring 30' 1" on the front and rear and 24' 9" on the sides. Typical of urban dwellings, the house is located on the front edge of its narrow lot and has windowless side walls. The yard is a long, narrow strip in the rear. An alley runs along the west side wall and a modern building stands adjacent to the east side wall. The house is set on a limestone rubble foundation and is covered by a sheet-metal gable roof. A brick chimney stack is located at either end of the roof. Brick bonds employed in the house include Flemish bond with queen closers on the front, or north wall, and three-course American bond on the other three walls. The openings are topped with non-gauged jack arches. One of the more notable exterior features is the elaborate main cornice which makes use of scrolled modillions, Wall-of-Troy frets, and punch-and-dentil work. In addition to the cornice, the house retains original architrave trim and molded sills on the second-floor windows and tapered raking boards on the gable ends. The small attic windows in the west gable are also original. The rear wall retains its original molded cornice.

As originally constructed, the house had a hall-parlor plan with a centered front door. Some twenty to thirty years after the original completion date, the plan was changed to the more conventional side-hall plan and the main entrance was moved to the east bay. This alteration resulted in changes on the rear wall as well. A new entrance replaced the window in the east bay, and the formerly centered doorway was made into a window with Greek Revival trim. It was at this time that the frame, one-story rear ell was probably added. This ell projects from the west bay. A two-story rear ell projecting from the east bay existed in the 1930s as shown in old photographs. It probably was added in the late nineteenth century and apparently was removed in the 1940s.

In the interior, the house preserves its original roof framing and some of the second-floor framing. Other early, if not original, fabric includes second-floor doorways, flooring, and chair rails. The handsome stair with its round handrail and scrolled brackets dates from the mid-nineteenth-century alterations. It ascends against the east wall. The first- and second-floor mantels probably also date from the alterations. The first-floor mantel had been removed from its original location and was stored in the stair hall. It is an unusually large example of its type and mixes Classical Revival with folk motifs in a manner typical of the region. The location of the original stair was revealed when the second-floor framing was exposed during the restoration of 1972-1973. It was situated about three feet west of the house's center line.

Little, if any, early work remained in the main room of the first floor other than the mantel previously mentioned. This area had had its floor framing removed during the late 1930s or later so that the floor could be level with the street. The west bay opening was likewise lowered to street level to provide an entrance to the room. The entrance to the stair hall was also lowered and additional interior steps were installed so that the main stair could be reached. The changes resulted in severe disfiguring of the main front. (See Continuation Sheet #2)

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CONTINUATION SHEET

#2

ITEM NUMBER 7

PAGE 2

**7 DESCRIPTION**

The house stood in deteriorated condition until the winter of 1972 when restoration was begun. The restoration was carried out by Wine Brothers Contractors of Verona, Virginia, with Calder Loth of the Virginia Historic Landmarks Commission consulting. It was decided not to restore the original exterior and interior arrangement as the plan would be inconvenient and the fine early stair would have had to have been removed. Thus the street-level openings were closed, the main entrance was returned to the east bay, and a window was reinstalled in the west bay. The first-story floor was also returned to its former location. A new exterior stair with a brick foundation and stone steps was built to reach the entrance. Later stucco on the stone foundation was removed and the voids were filled in. Any original or early fabric too deteriorated to retain was faithfully reproduced. The rear ell and its interior were also renovated. The house was outfitted to serve as an office rather than a residence.

By fortuitous circumstance, a pedestrian mall had been installed through the block across the street just prior to the restoration. The house thus found itself on axis with the southern end of the mall. Hence, what is essentially downtown's only significant historic landmark became one of the area's most conspicuous buildings. Freshly painted, it stands as a handsome embellishment to Waynesboro's commercial area.

CCL

# 8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)	
				Local History	

SPECIFIC DATES 1806 BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

The city of Waynesboro was founded in the late eighteenth century as the hamlet of Teesville, taking its name from the Tees family who operated a tavern there. In 1801 it was established as a town--renamed Waynesborough in honor of General Anthony Wayne. Despite these early origins, there remains only a handful of early structures in what has developed into a highly industrialized community. A conspicuous survivor is a dwelling believed to be the first brick house erected in the town. Located on Main Street, in the heart of the commercial area, the house was built in 1806 for Casper Coiner on land originally owned by Mary Tees. Like many of the region's early inhabitants, Coiner was of Pennsylvania German background; his family has since grown into a sizable clan in the Waynesboro vicinity.

Casper Coiner's dwelling is a sophisticated example of the early houses found in the lineal towns and villages up and down the Shenandoah Valley. Following the precedent of Philadelphia and other urban centers, the settlers located their houses on the front edges of their narrow lots; the only yard was a long strip in the rear. These towns thus had a distinctly urban flavor in contrast to the New England villages where the houses were situated in spacious yards. Most of the houses had either side-hall or center-hall plans. Coiner's house is unusual in that it was originally built with a hall-parlor plan and a centered front door. The hall-parlor plan is primarily associated with seventeenth-century houses; however, scattered examples of buildings with this room arrangement can be found in the Federal houses in the piedmont and western areas of the coastal states. This plan apparently proved to be inconvenient in the Coiner House for the first floor was altered to accommodate the more standard side-hall plan some twenty to thirty years after the construction date. The architectural sophistication of the house is evident in its refined proportions and detailing. Of special interest is the elegant cornice on the north front. The cornice combines knowledgeable use of such motifs as scrolled modillions, Wall-of-Troy frets, and punch-and-dentil work; the whole composition would be quite proper adornment for the most elaborate Philadelphia house.

Coiner and his wife held title to the property until 1824 when it was conveyed to their son-in-law, George Coiner. In 1832 it was transferred to Benjamin T. Reid. Reid sold it the next year, and from that date until 1937, when it was acquired by W. D. Quesenbery, the property changed ownership some eight times. Among the nineteenth-century owners are George Baylor and George W. Greiner. The house was used as an office by W. D. Quesenbery and then stood vacant for a number of years. During the time it was unoccupied, the house deteriorated to the extent that its demolition was advocated on the grounds that it had become a safety hazard and an eyesore. In 1972 Mr. Quesenbery's widow and son, motivated by the architectural importance of the house and its rarity as a Waynesboro landmark, undertook an

(See Continuation Sheet #3)

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CONTINUATION SHEET

#3

ITEM NUMBER 8

PAGE

3

**8. SIGNIFICANCE**

extensive restoration. With its original visual charm restored, the house has become an exceptionally attractive architectural focal point for Waynesboro's commercial area. A successful example of adaptive restoration, the house now serves as a prestigious office building.

CCL

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Augusta County Deed Book 33, p. 37, 1804.

"Council Backs Museum Unit's Building Plea," The New-Virginian, Waynesboro, Va., February 15, 1972.

"The Land Where Waynesboro Stands," The Staunton Vindicator, Staunton, Va., March 11, 1887.

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

UTM REFERENCES

A 

1	7
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6	8	5	2	2	0
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4	2	1	5	2	7	0
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ZONE EASTING NORTHING

B 

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ZONE EASTING NORTHING

C 

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D 

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VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Virginia Historic Landmarks Commission Staff

ORGANIZATION

Virginia Historic Landmarks Commission

STREET & NUMBER

221 Governor Street

CITY OR TOWN

Richmond

DATE

June 1976

TELEPHONE

804-786-3144

STATE

Virginia 23219

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ☐

STATE ☒

LOCAL ☒

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Junius R. Fishburne, Jr., Executive Director  
Virginia Historic Landmarks Commission

DATE JUN 15 1976

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION  
ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER



